Karen Johnson Davidson County
Batch# 1064965 DEEDWARR
10/26/2023 01:23:30 PM 4 pgs
Fees: $23.00 Taxes: $3,885.00
20231026-0083955

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,050,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF OCTOBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 1/11/2025

(AFFIX SEAL)

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
206-A Cool Springs Blvd., Suite 104
Franklin, TN 37067

STEPHEN SISCO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

07-NSH23-06765

Address of New Owner:	Send Tax Bills to:	Tax Information:
CMN 44, LLC 4517 Brynwood Drive Naples, FL 34119	CMN 44, LLC 4517 Brynwood Drive Naples, FL 34119	154 00 0 107.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Laura M. Todt-Stiefvater and Paul T. Stiefvater, wife and husband**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **CMN 44, LLC, a Florida limited liability company**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows: to- wit:

Land in the 9th Civil District of Davidson County, Tennessee, described as follows:

Beginning at an existing iron pin in the center of a drive leading to Griffith Road, being the Southeast corner of a 10.00 acre tract described in Book 5819, Page 654, R.O.D.C.; thence leaving said drive N 19 degrees 53 minutes 51 seconds W, passing an iron pin at 25.00 feet, in all 618.59 feet to an iron pin; thence S 72 degrees 51 minutes 27 seconds E, 599.45 feet to an iron pin placed this survey, thence S 17 degrees 08 minutes 33 seconds W 102.47 feet to an iron pin; thence S 72 degrees 51 minutes 27 seconds E, 50.00 feet to an iron pin, thence S 17 degrees 08 minutes 33 seconds W, passing an iron pin at 181.88 feet in all 206.88 feet to a point in the center of the aforementioned drive; thence with the center of drive, S 76 degrees 46 minutes 00 seconds W, 86.52 feet to a point; thence leaving said drive S 15 degrees 48 minutes 24 seconds W, passing an iron pin at 38.28 feet in all 209.40 feet to an iron pin; thence S 37 degrees 30 minutes 45 seconds W, 121.45 feet to an iron pin; thence S 27 degrees 17 minutes 01 seconds W, 198.56 feet to an iron pin; thence S 05 degrees 45 minutes 26 seconds W, 266.58 feet to an iron pin; thence N. 72 degrees 26 minutes 05 seconds W, 377.77 feet to an iron pin; thence N 19 degrees 06 minutes 49 seconds E, 360.54 feet to an iron pin placed this survey; thence N 72 degrees 31 minutes 22 seconds W, passing an iron pin 67.26 feet in all 92.26 feet to a point in the center of said drive; thence with center N 24 degrees 59 minutes 22 seconds E, 12.68 feet to a point; thence N 34 degrees 27 minutes 56 seconds E, 78.40 feet to a point; thence N 53 degrees 53 minutes 43 seconds E, 63.88 feet; thence N 65 degrees 14 minutes 39 seconds E, 76.60 feet; thence N 78 degrees 05 minutes 44 seconds E, 176.86 feet to the point of beginning, and being part of the property conveyed to Neal W. Carter and wife, Ann R. Carter, Grantor, by deeds recorded at Book 5383, Page 311 and Book 3674, Page 310, R.O.D.C., Ninth Civil District, Davidson County, Tennessee, according to a survey by Perry A. Chapdelaine, Jr., 3/17/1983.

Together with a non-exclusive permanent easement of record in Book 6467, Page 363, Register's Office for said County. (which shall run with the property conveyed herein) for ingress and egress over the existing fifty (50) feet wide right-of-way from Griffith (erroneously referred to as Griffith in prior deed of record) Road to, across, and along the property conveyed herein. The center line of said right-of-way is described as follows:

Beginning at a point being the Southerly corner of a 10.00 acre tract described in Book 5819, Page 654, R.O.D.C., thence N 24 degrees 59 minutes 22 seconds E, 12.68 feet to a point; thence N 34 degrees 27 minutes 56 seconds E, 78.40 feet to a point; thence N 53 degrees 53 minutes 43 seconds E, 63.88 feet; thence N 65 degrees 14 minutes 39 seconds E. 76.60 feet; thence N 78 degrees 5 minutes 44 seconds E, 176.86 feet to a point (being the point of beginning of the tract herein conveyed); thence N 72 degrees 8 minutes E, 236.4 feet; thence N 76 degrees 46 minutes E, 203.5 feet; thence S 85 degrees 17 minutes E, 90.9 feet; thence S 64 degrees 51 minutes E, 88.9 feet; thence S 50 degrees 38 minutes E, 90.1 feet, thence S 44 degrees 28 minutes E. 118.6 feet; thence S 42 degrees 12 minutes E, 154.0 feet; thence S 33 degrees 22 minutes E. 45.6 feet; thence S 16 degrees 3 minutes E, 72.1 feet; thence S 4 degrees 26 minutes E, 78.7 feet; thence S. 5 degrees 3 minutes W, 70.0 feet; thence S 5 degrees 3 minutes W, 70.0 feet; thence S 10 degrees 0 minutes W, 131.2 feet; thence S 0 degrees 24 minutes W 45.3 feet; thence S 21 degrees 23 minutes W, 49.2 feet; thence S 43 degrees 45 minutes E, 51.2 feet; thence S 62 degrees 20 minutes E, 102.1 feet; thence S 64 degrees 26 minutes E, 321.2 feet; thence S 75 degrees 58 minutes E, 77.2 feet; thence S 88 degrees 21 minutes E, 291.1 feet; thence S 84 degrees 30 minutes E, 166.4 feet to the center of Griffith Road, as shown in two separate surveys of Perry A. Chapdelaine, Jr., dated 09/01/81, and 03/17/83.

Subject to the use of the above right-of-way by other parties, and the right retained by Grantor, their heirs, executors, administrators, personal representatives, assigns, successors, and permittees; to use the right-of-way described above, which impinges upon and bisects the tract conveyed herein, for ingress and egress; to convey such right of ingress and egress over the said right-of-way to any and all parties whatsoever; to dedicate the said right-of-way to any governmental authority as a public way; and to widen the said right-of-way as may be necessary to meet the specifications required for such dedication.

Also, together with the easement set forth in Book 6467, Page 363, said Register's Office.

Being the same property conveyed to Laura M. Todt-Stiefvater and Paul T. Stiefvater, wife and husband, by Warranty Deed from Perry A. Carlson and Andrea M. Carlson, husband and wife, of record in Instrument No. 20201008-0117156, in the Register's Office of Davidson County, Tennessee, dated October 06, 2020, and recorded on October 08, 2020.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: **5091 Pine Hill Road, Nashville, TN 37221**

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 26th day of October, 2023

Laura M. Todt-Stiefvater

Paul T. Stiefvater

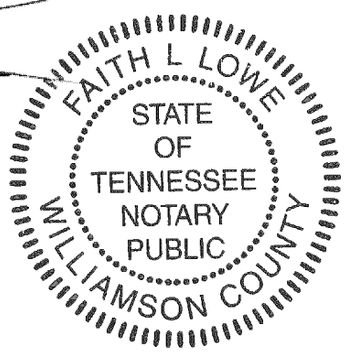
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Laura M. Todt-Stiefvater and Paul T. Stiefvater, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Brentwood, ~~Tennessee~~, this 25th day of October, 2023.

Notary Public

My Commission Expires: 11.14.25



TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, George Fiala, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on October, 26th, 2023.

Custodian's Signature

10.26.23
date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 26th day of October, 2023.

Notary Public

MY COMMISSION EXPIRES: 1/11/2025

STEPHEN SISCO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON